
By: **Senator Conway**
Introduced and read first time: February 13, 2003
Assigned to: Rules

A BILL ENTITLED

1 AN ACT concerning

2 **Baltimore City - Property Deeds - Recording - Fines**

3 FOR the purpose of requiring certain deeds to be recorded within a certain period of
4 time in Baltimore City; establishing a fine for the failure to timely record certain
5 deeds; specifying that a certain fine shall be paid to a certain department;
6 specifying that a certain fine is a lien on certain property; specifying when a
7 certain fine shall be imposed; and generally relating to fines for failure to record
8 deeds in Baltimore City in a timely manner.

9 BY adding to
10 Article - Real Property
11 Section 3-502
12 Annotated Code of Maryland
13 (1996 Replacement Volume and 2002 Supplement)

14 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
15 MARYLAND, That the Laws of Maryland read as follows:

16 **Article - Real Property**

17 3-502.

18 (A) THIS SECTION ONLY APPLIES IN BALTIMORE CITY.

19 (B) A DEED EVIDENCING A TRANSFER OF OWNERSHIP SHALL BE RECORDED
20 IN ACCORDANCE WITH § 3-101 OF THIS TITLE.

21 (C) EXCEPT FOR DEEDS TRANSFERRING PROPERTY BY INHERITANCE, IF A
22 DEED IS NOT RECORDED WITHIN 45 DAYS AFTER THE TRANSFER OF OWNERSHIP, A
23 FINE OF \$500 SHALL BE ASSESSED FOR FAILURE TO TIMELY RECORD THE DEED. THE
24 AMOUNT OF THE FINE SHALL DOUBLE EVERY 30 DAYS AND MAY NOT BE CAPPED.

25 (D) THE FINE SHALL:

26 (1) BE IMPOSED AT THE TIME THAT A DEED THAT HAS NOT BEEN
27 RECORDED WITHIN 45 DAYS OF TRANSFER OF OWNERSHIP IS RECORDED;

1 (2) BE PAYABLE TO THE DIRECTOR OF FINANCE OF BALTIMORE CITY;

2 AND

3 (3) BE A LIEN ON THE PROPERTY UNTIL PAID.

4 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
5 October 1, 2003.